

Historic	Corrick-Robertson House
other	709 Grandin Avenue

street and number 709 Grandin Avenue not for publication

city, town Rockville vicinity

county Montgomery

name	Thomas J. & Janet McCool				
street and number	709 Grandin Avenue			telephone	
city, town	Rockville	state	MD	zip code	20850

courthouse, registry of deeds, etc.	Montgomery Co.	liber	12396	folio	688
city, town	Rockville	tax map	GR42	tax parcel	Parts Lots 25 & 27 R
				tax ID number	00206753

☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

Category	Ownership	Current Function		Resource Count	
_____ district	_____ public	_____ agriculture	_____ landscape	Contributing	Noncontributing
<u>  x  </u> building(s)	<u>  x  </u> private	_____ commerce/trade	_____ recreation/culture	<u>  1  </u>	_____ buildings
_____ structure	_____ both	_____ defense	_____ religion	_____	_____ sites
_____ site		<u>  x  </u> domestic	_____ social	_____	_____ structures
_____ object		_____ education	_____ transportation	_____	_____ objects
		_____ funerary	_____ work in progress	<u>  1  </u>	_____ Total
		_____ government	_____ unknown		
		_____ health care	<u>  </u> vacant/not in use		
		_____ industry	_____ other:		
				<b>Number of Contributing Resources previously listed in the Inventory</b>	

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

M:26/3/14

Name Corrick-Robertson House, 709 Grandin Avenue

## 7. Description

### Condition

☒ excellent    ☐ deteriorated  
☐ good    ☐ ruins  
☐ fair    ☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary

The residence at 709 Grandin Avenue, known as the Corrick-Robertson House, was constructed in 1893. This Victorian Gothic Revival style house is a cross gable wood-frame house with a prominent center gable. It utilizes a half-passage and parlor plan, and has three bays across the front façade. There is a full-width front porch, which originally had turned columns (a single turned column remains *in situ* left of the front door). The existing four fluted columns with Corinthian capitals are the third set of columns.



Notable features include the prominent front gable and the two-story side bay with a polygonal first floor and a square bay above, and the floor-to-ceiling height front parlor windows. Vinyl siding was installed at some point after 1997 to the side and rear elevations, leaving the original German siding and window trim intact but covered. The front gable has plain lapped siding. This may cover over a full cornice in the front gable end, forming a pediment.<sup>1</sup> The side and rear porches have been enclosed as interior space, and a small second-story addition was constructed over the side porch for a 2<sup>nd</sup> floor bathroom. Despite these alterations, the site retains a high degree of integrity through the retention of original windows, the overall massing of the house and the lack of intrusive additions.



### Description

The 1893 Corrick-Robertson House faces north at 709 Grandin Avenue in the Rockville Park Subdivision. The house is located on a quiet residential street with mature trees and a mix of homes dating from the late 19<sup>th</sup> century to well into the 20<sup>th</sup> century. The property consists of parts of Lots 25 and 27, and Lot 26, in Block 6 of the Rockville Park subdivision.

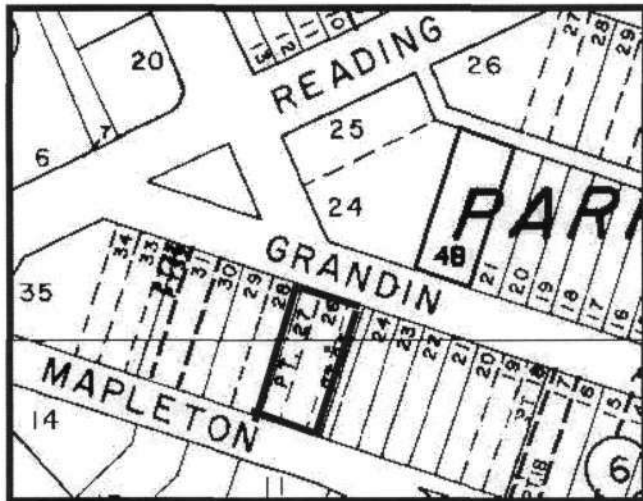
<sup>1</sup> This can be seen on 701 Grandin Avenue, which is a "twin" to the subject property.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name Corrick-Robertson House, 709 Grandin Avenue

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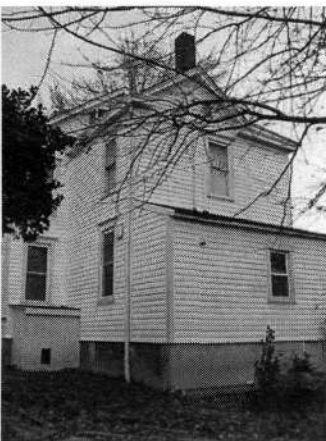


The property is relatively flat, and landscaped with flowerbeds and brick and slate walkways. There is a driveway on the west side of the house. A new shed was recently built in the east side yard, with vertical proportions designed to match the house.

This is a late Victorian Gothic Revival home, enclosing 1,684 square feet of space. It is constructed of light wood framing<sup>2</sup> with wood German siding, three sides of which were recently covered with Vinyl siding by the current owner. The house is three bays wide, and its massing shows three distinct sections. The front portion of the house includes the front hall and



front parlor. The rear cross-gable portion includes the back hall (with access to the basement steps) and the dining room. The rear kitchen wing is two stories, with a gable end.



The red brick foundation is exposed for the most part, although the foundation on the south elevation has been parged with concrete. Originally, the basement was a crawl space. This was subsequently excavated under the main portion of the house, underpinned and shored up with brick to provide a full basement with steps to the back hall. There are also steps leading directly to the back yard in the vicinity of the rear-facing dining room window. The two-story bay on the west elevation has a side-facing gable roof. This bay has a three-sided polygonal form at the first floor, with mitered corners beneath a rectilinear second floor. Carved brackets are used at the corners to decorate the overhang.

There is an exterior brick chimney on the west elevation at the joint between the front section of the house and the side bay. There is an additional brick chimney in the rear kitchen wing. The roof is a series of simple intersecting gables.

<sup>2</sup> There is a high probability that the house used balloon framing.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

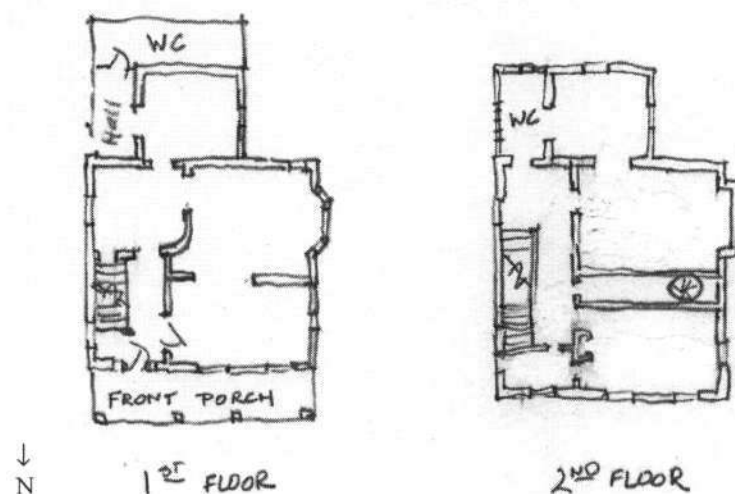
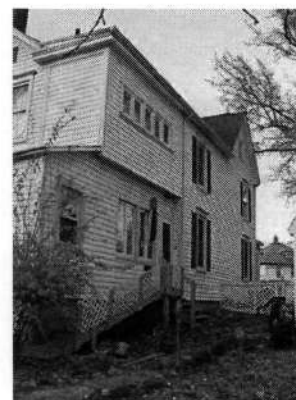
M: 26/13/14

Name Corrick-Robertson House, 709 Grandin Avenue

Continuation Sheet Number 7 Page 2

The two-story bay on the west elevation is set on to the west roof slope, and its ridge line is lower than the main ridge line. There is a pronounced cornice return at the eaves in the gable ends, except for the strong likelihood that the front gable had a full cornice return.<sup>3</sup>

A full-width frame front porch with a shallow hipped roof covers the first floor of the north façade. The porch floor and foundations have been sheathed in slate. The front steps are also slate, and lead down to a slate walk out to the street. The original Eastlake turned columns have been replaced, except for one engaged column at the left front corner. There is no corresponding column at the right front corner. Four Tuscan columns, currently in the basement of the house, were noted on the house in 1997.<sup>4</sup> At some time after that, these columns were removed and the current columns were installed. These columns have fluted shafts and pronounced Corinthian capitals.<sup>5</sup> There is no porch railing. The house originally had an open rear porch that wrapped to a side door. The rear portion of this porch was enclosed for a first-floor bathroom. The side portion was enclosed as a side hall, leading to both the rear bathroom and the side door. They were enclosed prior to 1994.



The house has a side-passage plan. The front door opens on to the front stairhall, with the stairway along the east wall of the house. The stairway is a straight run to the second floor landing, with a hall passage along the stairway on both first and second floors. On the first floor, the narrow passageway provides access to the door to the front parlor, and also leads back to an interior hall. This interior hall has a doorway for the basement steps, as well as a doorway to the kitchen. A notable feature of the

<sup>3</sup> This would explain the irregularity to the gable siding. See 701 Grandin Avenue for example.

<sup>4</sup> Peerless Rockville, 19<sup>th</sup> Annual Progressive Dinner House Tour, May 17, 1997.

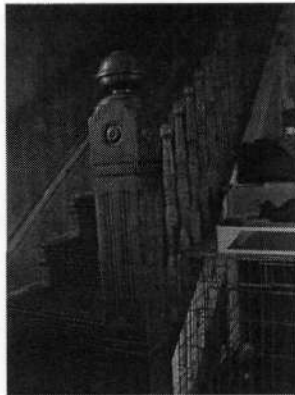
<sup>5</sup> The owner, J. McCool, purchased them at a shop in Frederick, MD. She believes they were from Pennsylvania, and were originally used as interior columns.

M: 26/13/14

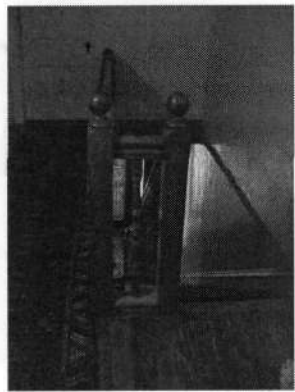
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Name Corrick-Robertson House, 709 Grandin Avenue

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interior hall is a concave curving wall that is reflected in the dining room, with its convex curving wall. The two major public rooms are on the west side of the house. These are the front parlor, and the dining room with its bay window. These rooms communicate through a double door centered in the shared wall. The kitchen is centered on the rear wall, leaving space for a rear window into the dining room. The kitchen is entered from the interior hall or from the enclosed side porch. This side porch area now functions as a side hall and mud room, while the back portion of the original porch has been renovated for a first floor bathroom.



The second floor has two large bedrooms (above the parlor and dining room), and two small bedrooms (above the kitchen, and above the front hall). There is a curving wall in the front bedroom, which provides closet space. The back bedroom has a bay window. In addition, a new bathroom was added at the top of the stairs, above the original 1-story side porch; and a circular stair leading to the attic has been inserted (post 1994) between the two large bedrooms. The attic space includes the exposed rafters for the front gable, but the overall ceiling has been finished with drywall. There is a single skylight in the west roof slope behind the west bay gable. There is no attic access above the rear kitchen section.

The wood windows are 1/1 light, with narrow proportions and a decorative crown molding on the exterior. The interior trim is intact. The multiple molding profile is carried around from jamb to head trim with a beveled joint. The trim for the doorway to the attic stairs includes a bull's eye molding block, but this is a recent installation by the current owner and the exception in the house.

Each room has one side window. There is also a window at the bottom (front hall) and top (2<sup>nd</sup> floor stair landing) of the stair run. The front parlor has two floor-to-ceiling height 1/1 windows on the north elevation with operable stacked interior shutters. The dining room includes the polygonal bay with its three windows, as well as a rear-facing window. Due to the alterations to the rear porch, the kitchen has only one window on the west elevation, although it shares light from the east wall of the enclosed side porch. The side porch has a paired set of casement windows, while the small bathroom addition above this side





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porch has a series of 5 small square casement windows. At the attic level, there is a single window centered in each gable, except for the small gable in the rear kitchen addition, where there is a rectangular vent.

The front door has flanking sidelights and a transom above. There is a shuttered door covering the front door, and full-height shutters flanking the front parlor windows. There are also shutters on the parlor window on the west elevation, and on the original windows along the front and back halls on the east elevation. The shutters on the first floor are matched with shutters above on the second floor.

## 8. Significance

Period	Areas of Significance		Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

<b>Significance dates</b>	c. 1893	<b>Architect</b>	
<b>Specific dates</b>	c. 1893	<b>Builder</b>	M. Cronise

Evaluation for:

☐ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

### Significance

The house at 709 Grandin Avenue was among the early homes built in the new subdivision of Rockville Park in the late 19<sup>th</sup> century. The house is evidence of new subdivision and development patterns as Rockville was identified regionally as a new suburban investment area adjacent to the Metropolitan B & O Railroad line. At this time, the purchase of multiple lots by investors and homeowners, and the

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Name Corrick-Robertson House, 709 Grandin Avenue

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construction of homes from the same or similar plans in the same neighborhood was typical.

The house, shown in the view to the right (rear elevation, ca. 1912), is a good example of a vernacular Victorian Gothic Revival residence with several high-style features. These include the two-story polygonal bay with corner overhang and brackets, and the use of full-height windows on the front elevation.

## Narrative History

By 1879, Rockville was the established county seat, with irregular borders stretching almost a mile from a little west of the intersection of Falls Road with Route 28 to St. Mary's Church and the tracks of the Metropolitan Branch (opened 1873) of the B & O Railroad.<sup>5</sup> Within the city limits, land had already been subdivided into lots. In the surrounding area, however, property was still measured by acres, and was variously owned by farmers or those with other professions such as medicine or publishing. The property on which the subject property was built had been obtained by Dr. Edward E. Stonestreet and his wife Martha R. Stonestreet in 1854.<sup>6</sup> Dr. Stonestreet moved into the area ca. 1830, and by 1879, owned 60 acres of land in and about Rockville.<sup>7</sup>



On May 24, 1884, William Reading purchased 28-5/8 acres of property from Dr. and Mrs. Stonestreet for \$4,293.75. This included portions of "Haymond's Addition" and parts of "Burgundy", and a tract called "Long Discovered".<sup>8</sup> William Reading was a successful entrepreneur, with ventures in timber, and land development in the area of present-day Glen Echo Heights and Cabin John.<sup>9</sup>

<sup>5</sup> *Atlas of Montgomery County, Maryland, 1879*, originally compiled by G. M. Hopkins. Reprinted 1975 by Montgomery County Historical Society, Rockville, MD, page 10, 11.

<sup>6</sup> JGH 4/236.

<sup>7</sup> Hopkins, p. 18.

<sup>8</sup> E.B.P. 32/225.

<sup>9</sup> Anne Cissel, 206 Reading Avenue MHT form, 1986.

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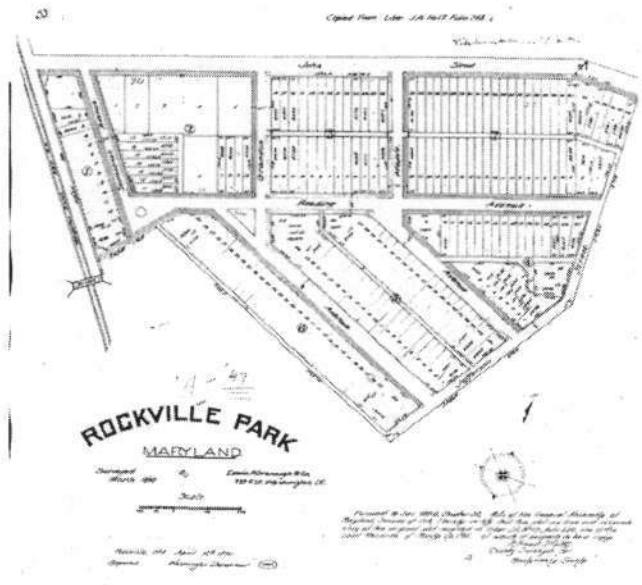
Name Corrick-Robertson House, 709 Grandin Avenue

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While he never lived in Rockville, his son Joseph became a prominent citizen, working as a local druggist and serving as Mayor from 1896-1898.<sup>10</sup> Four years after purchasing the property (March of 1888), William Reading filed *Reading's 1<sup>st</sup> Addition to Rockville*.<sup>11</sup> This subdivision divided the 28+ acres into 7 blocks, with 53 residential lots and a single 1.3 acre lot between the railroad tracks and Stonestreet Avenue. Street names included a number named for the Reading family, including that of William Reading's maternal grandfather, Grandin.<sup>12</sup> The existing name of Baltimore Road was changed to John Street. A hierarchy of streets was established with major streets (Reading-60' wide, Stonestreet, Grandin, Maple - 55' wide), and minor streets (Bancroft and Jefferson Streets - 30' wide; and Olive Street - 26' wide). In addition, there were three alleys that were only 10-11' wide (Bergen, Amity, Lynn). The individual lots were wide (the majority had 100' of street frontage). At the time of platting, three homes were shown within Block 2, but no homes are shown in Block 6, where 709 Grandin was eventually built.

In 1890, Washington and Mary Frances Danenhower purchased all of the unsold lots in *Reading's 1<sup>st</sup> Addition to Rockville* from William Reading for \$10,000.<sup>13</sup> The subdivision was redesigned within two years (in March 1890) and replatted with smaller lots as *Rockville Park*.<sup>14</sup> The blocks were reconfigured: Bancroft Street was removed and Block 7 was enlarged; Block 5 was divided down the middle with a central alley, providing 47 lots instead of just 7. Lot widths were decreased to a typical 25'. The new subdivision included 217 residential lots (a fourfold increase) and sidewalks were added, but the overall layout of the original subdivision was retained, including the street names.

The smaller lot size provided some flexibility in the actual property size associated with any particular house, and the purchase of multiple lots was not atypical, as evidenced by the speculation in lots related to the subject property.<sup>15</sup> In September 1892, John Hammond, of the District of Columbia, purchased lots 26 and 27 from the Danenhowers for \$300 (\$150 per lot).<sup>16</sup> John Hammond was apparently



<sup>10</sup> Peerless Rockville, file on Rockville Park.

<sup>11</sup> Plat Book A Plat #47.

<sup>12</sup> Peerless Rockville, file on Rockville Park.

<sup>13</sup> JA 17/268.

<sup>14</sup> J.A. 17/268.

<sup>15</sup> This was also typical in subdivisions of the same period, such as Kensington, MD.



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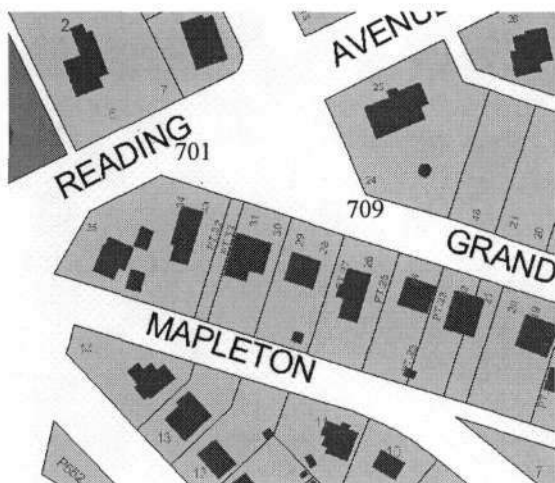
M: 26/13/14

Name Corrick-Robertson House, 709 Grandin Avenue

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unmarried at the time, because in May 1893, a deed transfer of this same property records the sale from John Hammond and his wife Addie Hammond, from Centreville Station in New York, to Charles J. Corrick of Montgomery County for the sum of \$400.<sup>17</sup>

An item in the "Local and Personal" section of *The Sentinel* describes the following: "Mr. Charles J. Corrick, of this town, has contracted with Mr. M. Cronise for the erection of a commodious dwelling house on a lot recently purchased by the former gentleman in Rockville Park. The building will be 24 x 46 feet, two stories and attic, double bay windows, and will contain eight large rooms, double hall, bath room, &c. - The front will be ornamented with a wide veranda. The building is to be completed by the 1<sup>st</sup> of September."<sup>18</sup>



This note in the newspaper apparently refers to 709 Grandin.<sup>19</sup> The description fits the house, and the timing, while short, is possible. The Corricks evidently lived in the house<sup>20</sup> for several years. While they owned only the two lots with the house, the land on either side of them was owned by investors and undeveloped. The other house in their immediate vicinity was a near-copy, at 701 Grandin.<sup>21</sup> The exact date of construction for 701 Grandin has not been determined, and the relationship between the homes at 701 and 709 Grandin needs further investigation.<sup>22</sup>

The early history of this property<sup>23</sup> is one of land speculation and investment.<sup>24</sup> While the Corricks

<sup>16</sup> JA34/335.

<sup>17</sup> JA38/244.

<sup>18</sup> Friday morning, June 30, 1893.

<sup>19</sup> Peerless Rockville, file on 709 Grandin; Littlefield's MHT form for 701 Grandin Avenue.

<sup>20</sup> Information from Janet McCool: during renovations in the attic, they found a children's book with "Corrick" written inside.

<sup>21</sup> The house at 701 Grandin sits on lots Part of 32, 33 and 34.

<sup>22</sup> The two homes are nearly identical in terms of design and massing. The main difference is the size (709 Grandin is 4' wider than 701 Grandin), and the use of the single-story bay window at 701 Grandin, and the two-story bay at 709 Grandin. The house at 701 Grandin retains its original rear porch configuration, providing a likely view of the original porch configuration at 709 Grandin, before it was enclosed for the side hall and bathroom.

<sup>23</sup> Littlefield's MHT form for 701 Grandin Avenue.

<sup>24</sup> The Danenhawers sold lots 33 and 34 to Henry D. Fry, of Washington, for \$300 in 1890. Fry sold 30, 33, and 34 to Clarence Norment and O'dell Smith for \$450 in 1893; and Norment and Smith sold these lots to Walter Wilcox and Heiston in 1894. Wilcox bought out Heiston's interest in 1897, and William C. Bean acquired lots 30, 33, and 34 from Wilcox in 1910.

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**Name** Corrick-Robertson House, 709 Grandin Avenue

**Continuation Sheet** Number 8 Page 4

resided at 709 Grandin, the adjacent property at 701 Grandin was owned by Mr. Walter Wilcox of the District of Columbia. Eventually, William C. Bean purchased all of the property associated with 701 and 709 Grandin. Bean. It is not thought that the Beans actually lived at either of these properties.<sup>25</sup>

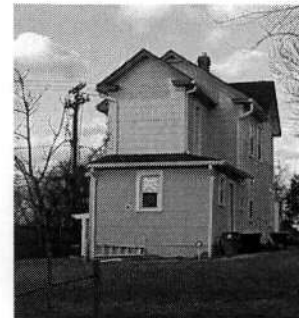
In March 1905, the Corricks sold their home on lots 26 and 27 at 709 Grandin for \$1,250 to William W. Welsh.<sup>26</sup> Prior to this time, Welsh had already acquired lots 24, 25, and 29.<sup>27</sup> William Welsh soon sold all of this property (October 1905) to William C. Bean, of Montgomery County for an undisclosed sum.<sup>28</sup> William C. Bean purchased the property associated with 701 Grandin (lots #30, 33, and 34) in 1910 from Walter Wilcox for an undisclosed amount.<sup>29</sup>



701 Grandin - Front Elevation ↑

701 Grandin - Rear Elevation ↓

William C. Bean is listed in the 1900 census as a "farm laborer", age 17, and living with his parents, Richard B. and Mary G. (Robertson) Bean. He was married in 1902 to Maude Moulden of Rockville, and he was evidently involved in real estate transactions, including the purchasing with others of the Corcoran Hotel.<sup>30</sup> In 1904, he purchased the barber supplies of Albert King, leased his barber shop and dwelling across the street from the Corcoran Hotel, and required him not to compete as a barber in Rockville. Littlefield suggests that Bean was practicing barbering at this time.<sup>31</sup> As the houses at 701 and 709 Grandin are a match in design and massing, it has been assumed that they were built at approximately the same time period, and that William C. Bean owned two homes on lots 24 - 34.<sup>32</sup>



William C. Bean died in 1924 and bequeathed all of his property to his wife, Maude M. Bean. In April, 1927, Mrs. Bean sold the property associated with 709 Grandin (5 lots) to Cooke A. Robertson and Mary C. Robertson.<sup>33</sup> The Robertsons lived here for many years, and their daughter Jean is shown in

<sup>25</sup> Littlefield, *MHT form for 701 Grandin*.

<sup>26</sup> 182/124.

<sup>27</sup> Welsh purchased lots 24 and 25 in 1902 from John and Leanan Gilliss (T.D.22/369); he purchased lot 29 in 1904 from Ewell M. Bogley (178/383).

<sup>28</sup> 184/212.

<sup>29</sup> Littlefield, *MHT form for 701 Grandin*.

<sup>30</sup> Littlefield, *MHT form for 701 Grandin*, #8, p. 1.

<sup>31</sup> Littlefield, *MHT form for 701 Grandin*, #8, p. 1.

<sup>32</sup> In 1894, Wilcox paid \$450 for three lots, or the typical price of \$150/lot for undeveloped land. He retained ownership of lots 30, 34, and 35 from 1894 - 1910, and further research is needed to determine if he contracted for the construction of 701 Grandin Avenue using the same basic plans for 709 Grandin.

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the photo to the left, standing in the west sideyard.

The property changed hands 9 times from the Robertsons to the McCools.<sup>34</sup> The property alternated between investment owners, holding the property for 1 year or less, and probable residential owners, who held the property for 5 years or more. During that time, minor changes were made throughout the house, but the architectural integrity of original materials and features was retained overall.



<sup>33</sup> 422/372.

<sup>34</sup> Peerless Rockville, file on 709 Grandin Avenue.

## 9. Major Bibliographical References

M: 26/13/14

Patricia G. Littlefield, MHT form for 701 Grandin Avenue, City of Rockville, 7/2/02.

Land Records of Montgomery County, Maryland.

Research by Peerless Rockville on Rockville Park, 701 Grandin and 709 Grandin Avenue.

## 10. Geographical Data

Acreage of project area 7,500 square feet  
Acreage surveyed \_\_\_\_\_  
Quadrangle name Rockville  
Quadrangle scale \_\_\_\_\_

### Verbal boundary description and justification

Part of Lot 25, Lot 26, Part of Lot 27, Rockville Park

## 11. Form Prepared by

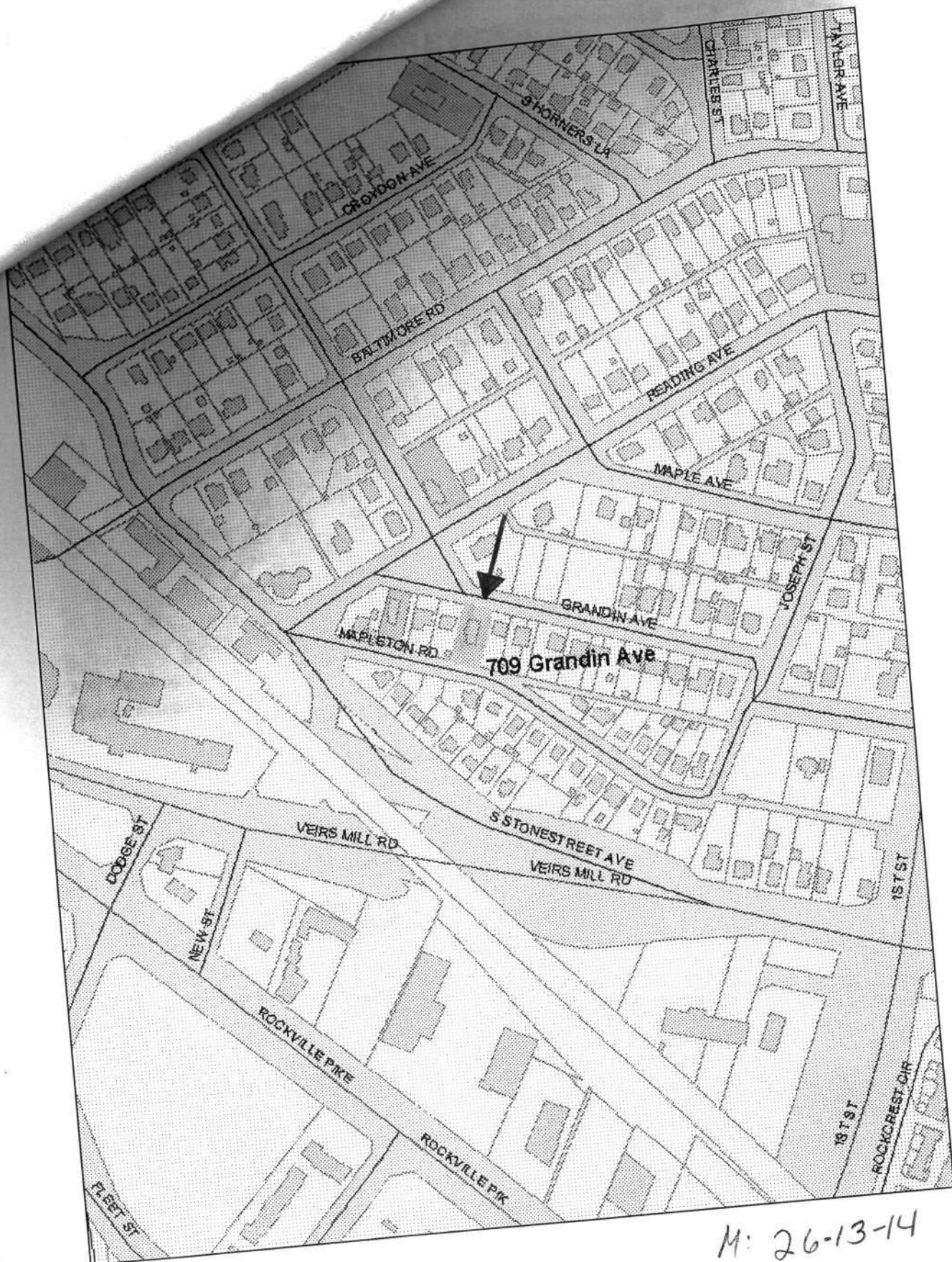
name/title	Robin D. Ziek	date	November, 2002
organization	City of Rockville, MD	telephone	240-314-8236
street & number	111 Maryland Avenue	state	MD
city or town	Rockville		

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights. return to: Maryland Historical Trust

DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032  
410-514-7600





M: 26-13-14



M: 26-13-14  
Corrick-Robertson House  
709 Grandin Avenue  
Rockville, MD  
USGS Rockville Quad

